Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-11046R

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 158,000 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF March, 2015.

Notary Public

Commission Expiration: 3/22/16

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jonathan Harvey Smith	Jonathan Harvey Smith	
894 Robertson Academy	894 Robertson Acdmy	09503009700
Nashville, TN 37220	Nashville, TN 37220	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Estate of Charles D. Battenslag

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Harvey Smith and wife, Anne McRae Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being lot 157 on the Plan of Merry Oaks of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles D. Battenslag, single from Estate of Irene G. Battenslag by deed dated 01/22/2010 filed for record on 01/22/2010 in Instrument No. 20100122-0005746, in the Register's Office for Davidson County, Tennessee.

Charles D. Battenslag died 01/15/2013. Cristal Terry is the devisee under the Will of Charles D. Battenslag of record under Docket No. 13P-248, Probate Clerk's Office for Davidson County, Tennessee.

Cristal Terry joins in this conveyance as Executrix of the Estate of Charles D. Battenslag.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 2313 Ingleside Dr., Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150024952 DEEDWARR
Recvd: 04/06/15 12:04 2 pgs
Fees:13.00 Taxes:584.60
20150406-0029551

Witness my hand this 25 day of March, 2015.

Charles D. Battenslag Estate

Cristal Terry, Executrix
By Cristal Terry, Executrix

Cristal Terry Individually
Cristal Terry, Individually

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cristal Terry, Executrix of the Estate of Charles D. Battenslag**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of March, 2015.

Notary Public

Commission Expiration: 3/22/16

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cristal Terry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of March, 2015.

Notary Public

Commission Expiration: 3/22/16

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY